



201707130053

Skagit County Auditor

\$126.00

7/13/2017 Page

1 of

4 10:14AM

Document Title:

STATUTORY WARRANTY DEED

Reference Number:

Grantor(s):

additional grantor names on page ____.

1. ANITA M. YOUNG

2. JAMES M. YOUNG

Grantee(s):

additional grantee names on page ____.

1. ELIAS D. HUDSON

2. FALON L. HUDSON

Abbreviated legal description:

full legal on page(s) ____.

PTN SW NE 25-35-1 (AKA LOT 3 S/p AN-86-002)

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ____.

P32032

I, MARLA HICKOK, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$42.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Marla Hickok

Dated

7-11-17

When recorded return to:
Elias D Hudson and Falon L Hudson
1518 36th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A114159

Statutory Warranty Deed

THE GRANTORS Anita M. Young and James M. Young, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Elias D. Hudson and Falon L. Hudson, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 25, Township 35 North, Range 1 East; Ptn. of SW NE (aka Lot 3, SP# AN-86-002)

Tax Parcel Number(s): P32032, 350125-0-056-0408

Lot 3, Skagit County Short Plat No. AN-86-002, approved November 26, 1986, and recorded December 2, 1986, in Volume 7 of Short Plats, page 140, under Auditor's File No. 8612020039, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 1 East, W.M..

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated July 7, 2017

Anita M. Young
Anita M Young

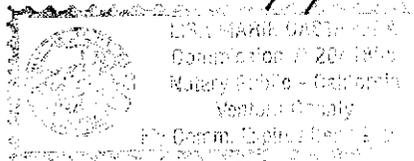
James M. Young
James M. Young
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20193193
JUL 13 2017

STATE OF California
COUNTY OF Ventura } SS:

Amount Paid \$ 6680.⁰⁰
Skagit Co. Treasurer
By M. M. Deputy

I certify that I know or have satisfactory evidence that Anita M Young and James M Young, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 07/07/2017



Lisa Marie Castaneda
Printed Name: Lisa Marie Castaneda
Notary Public in and for the State of California
Residing at Ventura, CA
My appointment expires: 09/19/2017

Please see attached Acknowledgment

Exhibit "A"

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: December 11, 1954
Recorded: June 17, 1955
Auditor's No.: 519593
Purpose: Excavating, constructing, installing, etc. underground trunk and/or lateral sewers, together with rights of ingress and egress
Area Affected: Southerly portion of the subject property and other property

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Eugene Larsson and Margaret Larsson, husband and wife
Recorded: December 19, 1958
Auditor's No.: 574339
Purpose: Road, sewer and power line
Area Affected: The South 10 feet of the West 125 feet of the subject property and other property

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. AN-86-002
Recorded: December 2, 1986
Auditor's No.: 8612020039

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On July 7th, 2017 before me, Lisa Marie Castaneda, Notary Public
(insert name and title of the officer)

personally appeared Anita M. Young and James M. Young,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)

